



48 West Street,  
Hertford, SG13 8EZ

FINE & COUNTRY

## 48 West Street, Hertford, SG13 8EZ

A Superb Four-bedroom end of terrace period home situated in one of the oldest Streets in Hertford, plenty of character and charm and set over four levels with beautiful views from all aspects.

This family home is just over 1500sq foot with many original features, exposed beams, and fireplaces. There are two generous reception rooms and a light and spacious kitchen / dining room overlooking the garden. An ensuite to master bedroom, bathroom and three further bedrooms.

Set in the heart of Hertford, walking distance to local shops, schools and train stations and of course beautiful countryside walks on the doorstep.



# STEP INSIDE

## 48 West Street

A stunning location, set on a picturesque street and surrounded by delightful homes.

There is a front door from the street but as most period homes, the current owners enter through the wrought Iron gates, through the stunning garden, to the side door which takes you into the light and airy entrance hallway.

You immediately appreciate the character and exposed beams, with wooden floor leading you to the living room where you can enjoy sitting in front of the fire.

To the left of the entrance is the bright and inviting kitchen diner which is the heart of the home.

There is a staircase from the kitchen leading down to the family room, where you feel you are taken back in time, with exposed beams and a wood burning stove leading to a storage room which could easily be made into another functional space and doorway taking you to the garden.

From the living room you are taken up to the first floor where there is a master bedroom with dual aspect windows and ensuite, second bedroom and family bathroom.

As you climb to the top floor the character really does shine, wooden beams and original flooring taking you to two further bedrooms and views over the countryside. There is also a large storage cupboard between the two rooms accessed from bedroom three currently which potentially could be made into another ensuite or Jack and Jill shower room.

















# STEP OUTSIDE

## 48 West Street

On arrival you can either park on the street or use the driveway for parking as you have a dropped curb and wrought iron gates. The flooring is paved throughout so easy maintenance for busy commuters.

The current owners enjoy their pretty garden so the front is beautifully planted with shrubs and flowers leading to a seating area where they can sit and enjoy the sunshine next to the brightly coloured red Acer.

The garden flows around to the back of the house where there is a courtyard and outside WC. We believe the outside of the property and the WC are the listed part of this delightful home.

General Information:

Local authority: East Herts DC 01279 655261.

Council Tax Band: D

Tenure Freehold

Title Number HD 370392

EPC exempt as grade II listed.



## LOCATION

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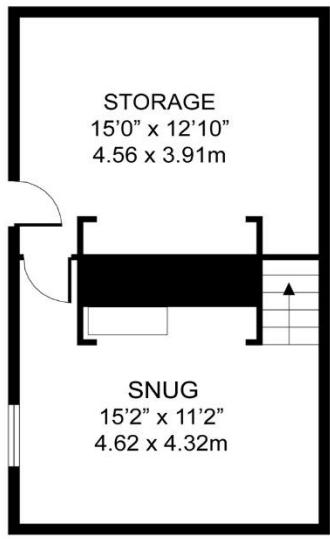
Hertford is a stunning Town, packed full of restaurants and shops surrounded by beautiful walks.

Hertford has some of the most desirable schooling, including state and private found throughout the surrounding area. This family home is a short walk to everything that you need.

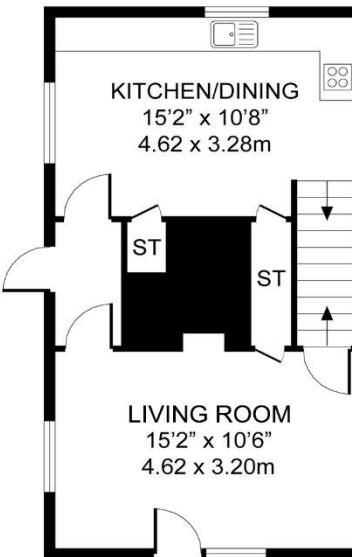
There are two stations in Hertford, Hertford East is 1.4 miles away which will take you to Liverpool Street and 0.8 miles to Hertford North taking you to Moorgate and London's Kings Cross.

# 48 WEST STREET

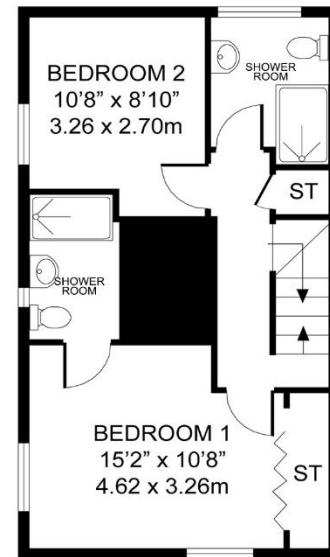
**BASEMENT**  
384 sq.ft. (36 sq.m.) approx.



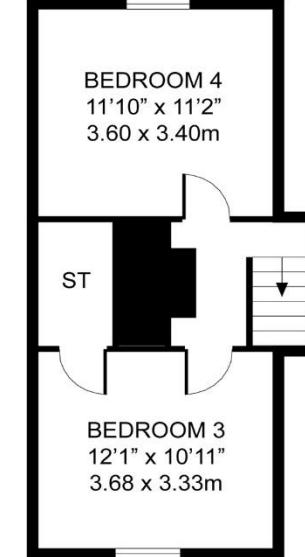
**GROUND FLOOR**  
388 sq.ft. (36 sq.m.) approx.



**FIRST FLOOR**  
395 sq.ft. (37 sq.m.) approx.



**SECOND FLOOR**  
340 sq.ft. (32 sq.m.) approx.



**TOTAL FLOOR AREA : 1507 sq.ft (141 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Tel: +44 (0)1920 443898 | [ware@fineandcountry.com](mailto:ware@fineandcountry.com)

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